

**MINUTES
MONTEREY PARK CITY COUNCIL
FINANCING AUTHORITY
SUCCESSOR AGENCY (SA)
JULY 21, 2021**

The City Council and the Financing Authority of the City of Monterey Park held a Regular Teleconference Meeting via Zoom on Wednesday, July 21, 2021 at 6:30 p.m. The regular meeting was conducted pursuant to Section 3 of Executive Order No. N-29-20 issued on March 17, 2020. Accordingly, Council Members were provided a meeting login number and conference call number and were not physically present at Council Chambers.

The minutes include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency, which dissolved February 1, 2012. Successor Agency matters will include the notation of “SA” next to the Agenda Item Number.

PUBLIC PARTICIPATION

In accordance with Executive Order No. N-29-20 and guidance from the California Department of Public Health on gatherings, remote public participation was allowed in the following ways:

Via Email

Public comment were accepted up to 24 hours before the meeting via email to mpclerk@montereypark.ca.gov and, when feasible, read into the record during public comment. Written communications are limited to not more than 50 words.

Via Telephone

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: **289 222 5995** then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter “*9” then the Clerk’s office will be notified, and you will be in the rotation to make a public comment. Press “*6” to unmute yourself when called upon to speak. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed to combine time. The Mayor and City Council may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

Important Disclaimer – When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

MISSION STATEMENT

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community

CALL TO ORDER:

Mayor Yiu called the meeting to order at 6:32 p.m.

FLAG SALUTE:

Mayor Yiu led the Flag Salute.

ROLL CALL:

City Clerk Vincent Chang called the roll:

Council Members Present: Peter Chan, Hans Liang, Henry Lo, Fred Sornoso,
Yvonne Yiu

Council Members Absent: None

ALSO PRESENT: City Manager Ron Bow, City Attorney Karl Berger, City Treasurer Joseph Leon, Assistant City Manager Inez Alvarez, Fire Chief Matt Hallock, City Librarian Diana Garcia, Director of Human Resources & Risk Management Christine Tomikawa, Director of Management Services Martha Garcia, Director of Public Works Frank Lopez, Director of Recreation & Community Services Robert Aguirre, Police Captain Eric Kim, Economic Development Manager Joseph Torres, Planning Manager Jason Moquin, Water Utility Manager Richard Gonzales, Financial Services Manager Harry Wong, Recreation & Community Services Program Coordinator Guillermo Chavez, Community Communications Coordinator Randy Ishino, Deputy City Clerk Cindy Trang, Assistant Deputy City Clerk Helena Cho

AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS

City Attorney Berger reported that no reportable action was taken in closed session from the July 21, 2021, 5:00 P.M. Special City Council meeting.

PUBLIC COMMUNICATIONS

Public Speaker Disclaimer: Meetings are held virtually and the information listed for the speakers may or may not reflect the correct spelling of their respective name.

- Hong Nguyen, representing Supervisor Hilda Solis' Office, read a thank you letter addressed to the City and City Council for their support of Project Roomkey.

The City Council halted Public Communications to hear Agenda Item No. 1A and continued Public Communications after Agenda Item No. 4A.

- Memo Chavez, Recreation & Community Services Program Coordinator, announced that on Monday, August 2, 2021, the Langley Senior Center will reopen programs by registration only from Monday – Friday, 8:00 a.m. – 3:00 p.m. Registration will begin on July 26, 2021 by calling 626-307-1395. He relayed that activities will be limited for 2 hours per week and is free for all seniors. The Recreation and Community Services department invited the public to Movie in the Park on Friday, July 23, 2021, 8:00 p.m. at Barnes Park Field. He reported that the City of Monterey Park Night at Dodger Stadium event has been sold out.
- Thea Lim spoke about the dangers of secondhand smoke. She stated that secondhand smoke is a severe problem in Monterey Park. She said that the residents have started a coalition called Healthy Environment Against Residential Tobacco Smoke (HEARTS) to raise awareness about secondhand smoke. She urged that the City Council to consider banning or eliminating smoking in multi-unit housing.
- Fitria stated that she is bother by secondhand smoke coming from other units in the multi-unit complex she lives in. She said that she started a coalition with other residents called Healthy Environment Against Residential Tobacco Smoke (HEARTS) to raise awareness about secondhand smoke. She shared her experience living in a multi-unit housing complex that has numerous smokers. She implored that the City Council to consider implementing a smoke free multi-unit housing policy.
- Mark Han stated that he is a member of the Healthy Environment Against Residential Tobacco Smoke (HEARTS) coalition. He relayed that HEARTS has educated and informed the community about the dangers of secondhand smoke exposure in multi-unit housing. He encouraged the community that are affected by secondhand smoke exposure to contact the HEARTS coalition at mhan@kfamla.org or calling 626-679-3825 or by visiting their Facebook page @HeartsMontereyPark.
- Patrick Fu stated that he is a member of the Healthy Envrionment Against Residential Tobacco Smoke (HEARTS) coalition. He shared data from their community engagement efforts and reported that they have surveyed over 500 Monterey Park Residents. He relayed that 42% of residents reported secondhand smoke drifting into their unit in the past year. He said that according to their data 41% of those that experience secondhand smoke live with children or seniors, 35% live with someone with a medical condition that has been affected by secondhand smoke. He reported that 89% of residents would choose to live in a non-smoking residential complex if given the choice. He announced that the Coalition can provide more information or material to the City Council and that the coalition would be reaching out to the City Council.

- Kathy Ko spoke about her experience with secondhand smoke. She mentioned that Monterey Park has one of the highest rates of tobacco users in Los Angeles County. She encouraged the City Council to work with the HEARTS coalition and consider an ordinance to reduce secondhand smoke exposure in multi-unit housing.

1. PRESENTATION

Matters listed under presentation are for informational content and discussion only.

1A. PRESENTATION BY ASSESSOR PRANG FROM THE LOS ANGELES COUNTY OFFICE OF THE ASSESSOR ON OVERVIEW OF PROGRAMS, TAX SAVING MEASURES, AND PROP 19

This item was heard after the 1st speaker in Public Communication.

Jeffrey Prang, Los Angeles County Assessor, presented a PowerPoint Presentation on Overview of Programs, Tax Saving Measures, and Proposition 19.

1B. INTRODUCTION OF DIRECTOR OF HUMAN RESOURCES AND RISK MANAGEMENT – CHRISTINE TOMIKAWA

This item was heard after Public Communication.

City Manager Bow introduced Christine Tomikawa, the new Director of Human Resources and Risk Management. Director of Human Resources & Risk Management Tomikawa introduced herself and shared her excitement to work for the City.

1C. 2021-2022 HOUSING ELEMENT UPDATE

Planning Manager Moquin and Reema Shakra, Project Manager with Rincon Consultants, presented a PowerPoint presentation regarding the 2021-2022 Housing Element Update.

Public Speakers:

- Brenna Weatherby, Principal-in-Charge with Rincon Consultants, was present and available for questions.
- Edwin Sun spoke about the Regional Housing Needs Assessment (RHNA) allocation numbers. He urged Rincon Consultants to identify enough space within the housing element to produce the housing numbers needed to address the city's housing crisis. He implored Rincon Consultants to incorporate the Climate Action Plan into the Housing Element and stated that they should not be separated.

1D. 2021 FIREWORK ENFORCEMENT UPDATE

Fire Chief Hallock presented an update on the 2021 Firework Enforcement Update. He informed that there was a decline in the usage of illegal fireworks during the enforcement period.

1E. UPDATE ON NEW AND INNOVATIVE SHOP LOCAL APP PROGRAM

Economic Development Manager Torres presented a PowerPoint presentation regarding updates on new and innovative Shop Local App program.

2. OLD BUSINESS

None.

3. CONSENT CALENDAR ITEMS NOS. 3A-3C

Matters listed under consent calendar are considered to be routine, ongoing business and are enacted by one motion unless specified.

Action Taken: The City Council and the City Council, acting on behalf of the Successor Agency, approved and adopted Agenda Item Nos. 3A-3C on Consent Calendar, reading resolutions and ordinances by the title only and waiving further reading thereof.

Motion: Moved by Council Member Chan and seconded by Council Member Sornoso motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Sornoso, Lo, Yiu
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

3A. MINUTES

Approve the Minutes from the regular meeting of June 2, 2021 and the special meeting of May 26, 2021.

Action Taken: The City Council (and the City Council acting on behalf of the Successor Agency) approved the minutes from the regular meeting of June 2, 2021 and the special meeting of May 26, 2021 on Consent Calendar.

3B. MONTHLY INVESTMENT REPORT – JUNE 2021

As of June 30, 2021 invested funds for the City of Monterey Park is \$102,419,847.88.

Action Taken: The City Council received and filed the monthly investment report on Consent Calendar.

3C. WAIVE FURTHER READING AND ADOPT AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE § 2.04.050 TO CHANGE THE ELECTION DATE OF GENERAL MUNICIPAL ELECTIONS AND REQUESTING CONSOLIDATION WITH LOS ANGELES COUNTY PURSUANT TO ELECTIONS CODE § 1301

The first reading and introduction of the Ordinance took place at the July 7, 2021 City Council meeting. The July 7, 2021 staff report is attached for reference. Second reading and adoption of this Ordinance amendment is recommended; it will become effective upon approval by the Los Angeles County Board of Supervisors pursuant to Elections Code § 1301(b)(1).

Senate Bill (SB) 970 changes the date of the statewide direct primary to the first Tuesday after the first Monday in June in even-numbered years in which there is no presidential primary to take effect January 1, 2021. The change will affect the terms of office for all elected officials and the City Council mayoral rotation schedule. The effect of the election date and the release of the 2020 Census data will determine the deadline for submittal of the redistrict map to the Los Angeles County.

Action Taken: The City Council waived further reading and adopted Ordinance No. 2212 amending Monterey Park Municipal Code § 2.04.050 to change the election date of general municipal elections and requesting consolidation with Los Angeles County pursuant to Elections Code § 1301 on Consent Calendar.

Ordinance No. 2212, entitled:

AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE § 2.04.050 TO CHANGE THE ELECTION DATE OF GENERAL MUNICIPAL ELECTIONS AND REQUESTING CONSOLIDATION WITH LOS ANGELES COUNTY PURSUANT TO ELECTIONS CODE § 1301

4. PUBLIC HEARING

4A. PUBLIC HEARING TO RECEIVE INPUT REGARDING REDRAWING OF COUNCIL DISTRICT BOUNDARIES PURSUANT TO ELECTIONS CODE § 21601

On May 1, 2019, the City Council adopted Ordinance No. 2160 transitioning to district-based elections. In accordance with the Fair and Inclusive Redistricting for Municipalities and Political Subdivisions (FAIR MAPS) Act (Elections Code § 21601-21609), following the federal decennial census every ten years, districts boundaries must be redrawn so that each district is substantially equal in population. It is important in ensuring that each City Councilmember represents about the same number of constituents. The maps must meet certain requirements and has a total deviation of less than 10% difference.

The U.S. Census Bureau announced on February 12, 2021 that the 2020 Census redistricting data will be released by September 30, 2021. However, "legacy format" data will be released no later than August 16. The Statewide Database will require an additional 30 days to adjust the datasets for redistricting, and the City can expect to receive the data in late September 2021.

Although the final 2020 Census redistricting data is not yet available, staff wants to begin the redistricting process to receive direction from the City Council and to engage community participation. The City contracted with National Demographics Corporation (NDC) to assist with the redistricting process and draw new maps, if needed.

This item was heard promptly at 7:00 P.M. after Agenda Item No. 1A.

Public Speakers:

- Justin Levitt, Vice-President of National Demographics Corporation, presented a PowerPoint presentation and was available for questions.
- Bill Lam implored the City Council to hold more public outreach and to consider holding redistricting workshops on the weekends. He voiced his opinion that there should be two districts north of Garvey Avenue.

Recommendation: That the City Council consider: (1) Conducting a Public Hearing to receive testimony on redrawing of council district boundaries pursuant to Elections Code § 21601; (2) Providing direction to the City's demographer regarding redrawing of council district boundaries pursuant to Elections Code § 21601; and (3) Taking such additional, related, action that may be desirable.

Action Taken: The City Council opened the public hearing at 7:01 p.m. to received documentary and testimonial evidence; closed the public hearing at 7:30 p.m.; and by consensus, received and filed the staff report.

4B. RESOLUTION ADOPTING THE WHITMORE VILLAS MITIGATED NEGATIVE DECLARATION AND APPROVING TENTATIVE MAP NO. 82607 (TM-20-03)

The requested tentative map (Tentative Map No. 82607) would subdivide 2.8 acres into two lots. This would allow the applicant to develop the property for condominium uses. The property affected by the proposed tentative map is the former New Avenue School site which has been vacant since 2018 when the New Avenue School and associated structures were demolished.

This subdivision would result in construction of 11 buildings consisting of a total of 63 townhomes with subterranean garages. The 63 proposed units would have an average size of approximately 1,320 square feet each, for a total livable area of approximately 82,707 square feet. The two-story units, with and without attached garages, would total 40 two-bedroom units and 23 three-bedroom units. Between three and nine units are in each of the 11 separate buildings, which are centered around internal driveways and common areas. Private yards with low walls (± 42 inches high) would front the sidewalk on New Avenue and Whitmore Street. Units along New Avenue and Whitmore Street would have both internal and street-facing entrances; units directly abutting each other in the interior of the development would include private patios with 6-foot fences between units.

The development would also construct 166 parking spaces, including 46 enclosed garage parking spaces, 8 surface parking spaces, and 112 underground garage parking spaces. Access would be provided from New Avenue via two west-facing driveways at the center and southern edge of the project site, and from Whitmore Street via a north-facing driveway at the northeast corner of the project site. Existing driveways would be removed, and new driveways would be installed.

The only action that the City Council may consider is approving the proposed tentative map; the actual development is allowed by the MPMC (Monterey Park Municipal Code) as a matter of right by the R-3 zoning regulations.

CEQA (California Environmental Quality Act):

Pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000, *et seq.*) and CEQA Guidelines (14 California Code of Regulations §§ 15000, *et seq.*), an environmental assessment was conducted for this project. An Initial Study and a Mitigated Negative Declaration were prepared and were made available for public review from March 16, 2021 through April 14, 2021. With the implementation of certain mitigation measures, the proposed Project will not have a significant impact on the environment and therefore a Mitigated Negative Declaration (MND) with Mitigation Measures and Mitigation Monitoring and Reporting Plan (MMRP) is recommended for adoption.

This item was heard after Consent Calendar Items Nos. 3A-3C.

Public Speakers:

- City Clerk Chang received, filed, and read into the record eight written communications. All eight written communications voiced their support of the project from: Eileen Xu, James Chang, Steven Xue, Zeqiong Ao, Xiaoyan Zhang, Ting Xue, Jianna Li, and Huijun Wu.
- Feng Xiao, Project Architect representing the property owner, was present and available for questions.

Action Taken: The City Council (1) opened the public hearing at 8:55 p.m.; (2) received documentary and testimonial evidence; (3) closed the public hearing at 9:07 p.m.; (4) adopted Resolution No. 12259 adopting the Whitmore Villas Mitigated Negative Declaration and approving Tentative Map No. 82607 (TM-20-03).

Motion: Moved by Council Member Liang and seconded by Council Member Chan motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Sornoso, Lo, Yiu
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Resolution No. 12259, entitled:

A RESOLUTION ADOPTING THE WHITMORE VILLA MITIGATED NEGATIVE DECLARATION AND APPROVING TENTATIVE MAP NO 82067 (TM-20-03), ALLOWING FOR SUBDIVISION OF 2.8 ACRES INTO TWO PARCELS TO DEVELOP 63 TWO STORY TOWNHOME UNITS AT 126 NEW AVENUE

5. NEW BUSINESS

5A. DISSOLUTION AND CONSOLIDATION OF CERTAIN CITY COMMISSIONS; FORMATION OF TRAFFIC SAFETY COMMITTEE

Beginning in 2013, the City Council undertook a series of actions to make the City's commissions, boards and committees more efficient (collectively, the "commissions"). Among other things, the City Council significantly reduced the number of commissions and also clarified their responsibilities. Monterey Park Municipal Code ("MPMC") Chapter 2.82 was adopted in 2013 to facilitate the creation of commissions – when the City Council found such action desirable – and also establish uniformity as to membership, terms, and procedures. Most recently, the City Council adopted Ordinance No. 2209 in June 2021 to clarify the terms of persons serving on commissions and the number of commissioners needed to form a quorum.

In 2020, the COVID-19 emergency provided an opportunity for City staff to further evaluate efficiencies. The message championed by the City Council – as exemplified by the 2020 Monterey Park Business Recovery Program – was to "cut through the red tape" and make things easier for businesses, and residents, to obtain City services.

A review of the various commissions suggests that the City may reduce resource expenditures – both staff and money – by further consolidating, revising, and dissolving certain commissions. The City Council may always create ad hoc commissions or establish new standing commissions when the need arises. Maintaining a multitude of standing commissions, however, requires the City to prepare agenda packets; pay for noticing; pay for staffing at commission meetings; recruit for persons to fill vacancies; utilize meeting rooms that could be used for other community events; and engage in other, similar, administrative activities.

Certainly, several commissions are necessary for the ongoing functions of municipal government. The Planning Commission and Library Board, as examples, serve central functions for the City. Other commissions, however, may be more useful for formulating City Council policy if they were consolidated into one overall commission. And at least two commissions may be dissolved altogether.

The draft ordinance, if adopted, would dissolve the personnel board and the traffic commission. As to the personnel board, all bargaining units (i.e., the unions) were consulted regarding the dissolution and expressed no objection.

For the traffic commission, the City Engineer believes that the contributions by an at-large volunteer on a technical advisory committee – mainly comprised of City employees from the police department, fire department and public works department – would be far more efficient for prioritizing traffic improvements throughout the City.

Recommendation: That the City Council consider: (1) Introducing and waiving first reading of an ordinance amending the Monterey Park Municipal Code to dissolve the personnel board and traffic commission; (2) Adopting a resolution consolidating the Community Participation and Environmental Commission into the Monterey Park Environmental and Community Participation Commission and authorizing the City Manager to create the Traffic Safety Committee; (3) If desirable, extending the terms of certain appointed officials on any remaining commissions; and (4) Taking such additional, related, action that may be desirable.

Action Taken: The City Council tabled the agenda item to obtain more public input and directed staff to bring back the agenda item at a future City Council meeting for consideration and allowed public speakers to be heard at this time.

Motion: Moved by Council Member Chan and seconded by Council Member Liang motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Sornoso, Lo, Yiu
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Public Speakers:

- Allan Shatkin, Chair of the Traffic Commission, spoke in opposition of dissolving the Traffic Commission. He urged the City Council to table or oppose the resolution to dissolve and consolidate certain commissions. He stated the Traffic Commission is a vital public platform for the residents and said that its dissolution would be a disservice to the residents.
- City Clerk Chang received, filed, and read into the record two written communications from Jeff Schwartz and Steven Klein voicing their opposition to the dissolution of Commissions.

5B. CONSIDERATION OF OPPOSING SENATE BILL 9 (ATKINS), INCREASED DENSITY IN SINGLE-FAMILY ZONES

The San Gabriel Valley Council of Governments (SGVCOG) has reached out to surrounding municipalities requesting local leadership join other cities in submitting a letter to the Assembly Appropriations Committee and the San Gabriel Valley's eight Assemblymembers and five state Senators opposing Senate Bill (SB) 9.

Staff is seeking direction from City Council on its position to oppose SB 9 and send a letter or adopt a Resolution opposing SB 9.

Public Speakers:

- Patrick Chu said that home rental prices in Monterey Park and nearby cities are increasing and becoming impossible to afford. He voiced his support of Senate Bill (SB) 9 and stated that SB 9 would help bring down rent prices.
- Jenny Fu voiced her support of Senate Bill 9.
- Andrew voiced his opposition to the agenda item. He communicated that he supports Senate Bill 9 and said that housing prices are very high in Monterey Park.
- City Clerk Chang received, filed, and read into the record one written communication from Edwin Sun. Mr. Sun expressed his support for Senate Bill 9.

Action Taken: The City Council opposed Senate Bill 9, increased Density in Single-Family Zones by sending a letter and adopted Resolution No. 12260.

Motion: Moved by Council Member Liang and seconded by Council Member Sornoso motion carried by the following vote:

Ayes: Council Members: Chan, Liang, Sornoso, Lo, Yiu
Noes: Council Members: None
Absent: Council Members: None
Abstain: Council Members: None

Resolution No. 12260, entitled:

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK, CALIFORNIA, OPPOSING SENATE BILL 9 (ATKINS) WHICH WOULD REQUIRE MINISTERIAL APPROVAL OF HOUSING DEVELOPMENT CONTAINING TWO RESIDENTIAL UNITS AND PARCEL MAP DIVIDING A LOT INTO TWO EQUAL PARTS FOR RESIDENTIAL USE

6. CITY COMMUNICATIONS (CITY COUNCIL)

Council Member Chan relayed that the San Gabriel Valley Metro Service Council had an agenda item regarding Street Safety Policy and said that he forwarded the survey to staff to review and inform him if there are any safety issues so that he can relay the information to the Metro Service Council. He directed the City Attorney to consider an anti-smoking policy in multi-family units for discussion at a future city council meeting.

Council Member Liang spoke about the Covid-19 Delta variant and relayed that the Los Angeles County has mandated indoor mask usage. He encouraged the public to stay vigilant and stated that the pandemic is not over.

Council Member Sornoso reported that he discussed bulky item issues with Fire Chief Hallock. He reminded the community to contact Athens to schedule their bulky item pickup for any large items they wish to discard.

Mayor Pro Tem Lo announced that Congresswoman Judy Chu nominated City Manager Ron Bow for the 27th District Congressional Leadership Award. He relayed that the event is titled Hometown Heroes of the Pandemic and is scheduled for July 24, 2021, from 10:30 – 11:30 a.m. via Zoom. He congratulated City Manager Bow for getting the Building Bridges of the Year award. He requested that the City Council Strategic planning session information be posted on social media to inform the residents. He reported that the City has a vaccination rate of 82.6% of residents getting at least one vaccine shot. He informed the public that Los Angeles County Supervisor Hilda Solis, Assembly Member Ed Chau, and the Chinatown Service Center will provide a Vaccine Mobile Clinic at Barnes Park on July 23, 2021, from 5:30 – 8:00 p.m. He encouraged the community to get their Covid-19 vaccination shot.

Mayor Yiu reported that the Los Angeles International Airport/Community Noise Roundtable voted for the North Downwind Option B proposal and is one step closer to changing the flight paths over Monterey Park. She spoke about issues the city was facing while she was running for office such as pension liability, street repairs, and airplane noise. She relayed that the city is developing the Shop Local App and said that it is an innovative idea to rebuild the economy during the pandemic. She encouraged the community to continue giving feedbacks and comments to the Council so that they can work on improving the lives of the community.

7. FUTURE AGENDA ITEMS

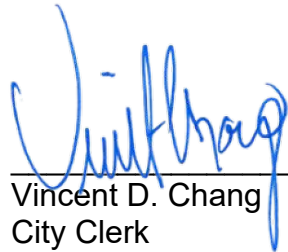
None.

8. CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)

None.

ADJOURNMENT

There being no further business for consideration, the meeting was adjourned at 10:06 p.m.



Vincent D. Chang
City Clerk

Approved on September 1, 2021 at the Regular City Council Meeting